THE S1/2 OF THE FOLLOWING DESC P
225 FT OF OF THE S 590 FT OF THE
NW1/4 OF NE1/4 OF SEC.

YOUNGERMAN WILLIAM T
P O BOX 190
FORT WHITE, FL 32038

2026

06-7S-16-04146-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

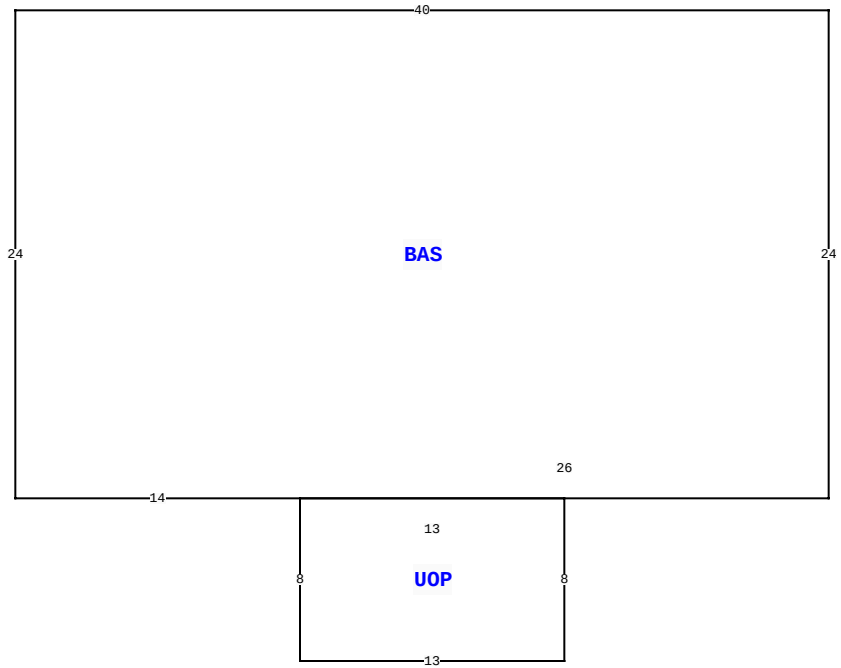
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	23,938
UOP	104	25		26	648
TOTALS	1,064			986	24,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	986	103.9000	62.34	61,467	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 960 HX Base Yr



264 SW NICE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		24,587
TOTAL MARKET OB/XF VALUE		7,175
TOTAL LAND VALUE - MARKET		19,152
TOTAL MARKET VALUE		50,914
SOH/AGL Deduction		25,963
ASSESSED VALUE		24,951
TOTAL EXEMPTION VALUE	HX HB	24,951
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		50,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,914

XFOB:1:1: FLEETWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/1333	5/11/2022	LE	U	I	14	100
GRANTOR: YOUNGERMAN WILLIAM T						
GRANTEE: CONGER DAVID (RMDR)						
0558/0384	10/01/1984	AG	Q	V	01	5,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E14 UOP= S8 E13 N8 W13$ E26 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	75	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,175

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	1.52	AC		1.00	1.00	0.90	14,000.00	12,600.00	19,152							

REVIEW DATE 06/24/2015 BY TW Total Acres: 1.52 Total Land Value: 19,152 Market: 0 Agricultural: 0 Common: 19,152 PRINTED 11/07/2025 BY SYS